



"The City With a Heart"

Jim Ruane, Mayor
Ken Ibarra, Vice Mayor
Rico E. Medina, Councilmember
Irene O'Connell, Councilmember
Michael Salazar, Councilmember

MINUTES
SAN BRUNO CITY COUNCIL
December 13, 2011
7:00 p.m.

1. CALL TO ORDER: THIS IS TO CERTIFY THAT the San Bruno City Council met on December 13, 2011 at the San Bruno Senior Center, 1555 Crystal Springs Rd., San Bruno, CA. The meeting was called to order at 7:00 p.m.

Mayor Ruane thanked the San Bruno Garden Club for the beautiful floral arrangement.

2. ROLL CALL/PLEDGE OF ALLEGIANCE: Presiding was Mayor Ruane, Vice Mayor Salazar and Councilmembers Ibarra, Medina and O'Connell. Recording by Clerk Bonner. **City Clerk Bonner** led the Pledge of Allegiance.

3. ANNOUNCEMENTS:

Mayor Ruane announced there would not be a City Council Meeting on the Fourth Tuesday in December.

4. PRESENTATIONS:

a. **Mayor Ruane** Presented a 25-year Service Anniversary Certificate and Pin to Stephen Vetter, Parks Maintenance Worker II who thanked the Mayor, Council and City.

Councilmember O'Connell thanked him for his service to the City

b. **City Clerk Bonner** Conducted the Annual Reorganization of the City Council and Appointment of Vice Mayor to Serve a One-Year Term by reading the section of the municipal code that deals with Vice Mayor rotation. **Vice Mayor Ibarra** was the eligible councilmember to serve for Year 2012.

5. REVIEW OF AGENDA: **Mayor Ruane** moved Item 11. to be presented when the Board chair of the Committee arrives.

6. APPROVAL OF MINUTES: City Council Special Meeting of November 22, 2011 and City Council and San Bruno Redevelopment Meeting of November 22, 2011, approved as submitted.

7. CONSENT CALENDAR:

a. **Approve:** Accounts Payable of November 21 and 28 and December 5, 2011.

b. **Approve:** Payroll of November 20, 2011.

c. **Adopt:** Resolution Approving Out of State Travel for Cable Department Staff to Attend Cable Television Industry Conferences in FY 2011-12.

d. **Adopt:** Resolution Amending the Memorandum of Understanding Between the City of San Bruno and the San Bruno Fire Fighters Association to Establish Compensation for a Lead Mechanic Special Assignment, and Adopt Resolution Authorizing the City Manager to Enter Into a Shared Services Agreement with Central County Fire Department for Mechanic Services.

e. **Review:** and Accept Annual Report on Development Impact Fees for Fiscal Year Ended June 30, 2011.

M/S Medina/Ibarra to approve the Consent Calendar and approved with all ayes.

8. PUBLIC HEARINGS: None.

9. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

Bob George, Chabot Dr., Board Director for HIP Housing presented the Council with calendars. He said HIP would be celebrating their 40th anniversary.

10. CONDUCT OF BUSINESS:

a. Receive Oral Report Regarding Schedule for Renovation of the Treetops (Pacific Bay Vistas) Apartment Complex.

Community Services Director Aknin gave an overview of the staff report. He said HUD had contacted him and AIMCO will be getting their notice to proceed on December 20.

Sean Finnegan, AIMCO thanked Council and staff and said they pulled all their permits today. He said the very first thing they will do once the loan closes is to start the (waterline plans) infrastructure and then proceed into a three to four month process of the underground infrastructure and the demolition of the exterior of the buildings. He said the first seven months they would accomplish the roofs, the siding, everything dried in on all the buildings. At that period of time they would have the clubhouse, fitness room, and the first two apartment buildings. After that there will be two apartment buildings done for a period of fifteen months.

Mayor Ruane asked if we would see work before the first of the year, **Finnegan** concurred.

Councilmember Medina asked the measures that will be taken in the neighborhood to deflect the impact of the disruption. **Finnegan** said they have met with the residents over the last year and going forward, they will let them know when there will be road closures or anything else that will affect them.

Vice Mayor Ibarra asked if the residents have anything to fear during the demolition and where will the fill from the demolition be taken. **Finnegan** said there is no lead on the property, there is an algae build-up, some have black mold, but there is an abatement program. Recycling will be per City code.

b. Adopt Resolution Confirming the Scope of Infrastructure Repairs and Improvements Related to the Reconstruction of the Crestmoor (Glenview) Neighborhood.

Project Manager Harry Burrows gave a powerpoint overview of the staff report and asked for questions. He also said there is a community meeting tentatively scheduled for January 26 and they are working on a website for the Glenview Crestmoor reconstruction.

Mayor Ruane asked if the streets were being evaluated now and would they be further damaged with the construction? **Burrows** said there will be additional wear and tear with the construction going on, but in terms of the ultimate recommendations, that is minimal. Evaluations being done now will address the street repairs.

Vice Mayor Ibarra asked if we are doing everything we could possibly do to protect that canyon? **Burrows** said the slope and erosion work is adequate from a geotech standard.

Councilmember Salazar asked if the resolution is approved as it is written, are we approving the expenditure from the trust fund and also making a commitment to this project and a timeline or is it a commitment to the scope.

City Manager Jackson said Council would be confirming the direction Council provided at the Study Session a month ago, which was to proceed with the scope of the project as outlined in the report tonight. She said there is a great deal of work and time associated with the design and development of the projects in order to meet a reasonable construction schedule during the next dry season. She said they would return to the Council to award contracts and to proceed into actual construction.

Councilmember Salazar asked what would be the impact to other City projects, how would we adjust our priorities over doing repairs to the damaged area? Can we reprioritize to other areas in the City if they are in urgent need? **City Manager Jackson** said Council always has the ability to reprioritize.

Vice Mayor Ibarra introduced the resolution for adoption and passed with a unanimous vote.

c. Adopt Resolution Authorizing Establishment of a “ReBuild It Green” Incentive Program for Crestmoor-Glenview Area Homes and Adopt Resolution Authorizing the City Manager to Execute a Contract with Gilleran Energy Management in the Amount of \$157,426 for Green Building Energy Consultation.

Community Services Director Aknin gave an overview of the staff report. **Consultant Rossi** further elaborated on the staff report and asked for questions.

Councilmember O’Connell asked why there isn’t more interest from homeowners adding solar? **Aknin** said he believes it is the timing aspect. He said staff would focus on encouraging solar. **Councilmember O’Connell** asked why there would be a delay in adding solar? **City Manager Jackson** said this is an incentive program and if the interest is to get more solar, perhaps it is an issue of providing a higher level of incentives but it can be explored.

Vice Mayor Ibarra said he is designing his first home under the new codes and it is a lot more complicated. He said this consultant should go over all the possibilities with these new homeowners in their planning. He said he believes it is a cost issue. He asked if the homes at a 0 base, go to 35%? **Rossi** said the grant program depends on how far along the homeowner is in their building.

Vice Mayor Ibarra asked if the homeowners have to spend \$50,000 to get a \$25,000 grant? **Aknin** said they are trying to make this cost-neutral.

Vice Mayor Ibarra asked if solar panels would get the homeowner over the 35% alone? **Rossi** said the title 24 wants to calculate the efficiency of furnace and windows as a first step,

Councilmember Medina said before this goes forward he would ask the City Manager to reach out to the trustee to verify these funds can be utilized for this. **City Manager Jackson** said the specific language in the trust does not require the trustee to preapprove or render an opinion about whether an expenditure properly conforms to the language of the trust. She said the City has the ability to take the necessary actions to rebuild the community from the effects of the explosion and fire.

Attorney Zafferano said this program is akin to some of the other programs the City has implemented such as waiving permit fees and recouping the monies from the trust and with certification, show the trust the City is not covered by insurance. He doesn’t see the grant program any differently than a waiver of a fee program that has already been approved.

Councilmember Medina clarified his question was posed because in the initial report PG&E said we should use Global Green and we have chosen a different path.

Councilmember Salazar said it was a good idea to push the solar panels. He said the infrastructure is in place, that would clear the future if they added solar panels sometime down the road. He said it appears the contractor won't be administering the grants. **Aknin** said the City Manager would be.

Councilmember O'Connell asked if a homeowner six months or a year down the road decided to put in solar panels, would they be qualified for the grant? **Aknin** said once the final approval of their building permits. **Councilmember O'Connell** asked if a year could be added? **Aknin** said it could be built into the program guidelines.

Vice Mayor Ibarra is there an ordinance for the Glenview area to take advantage of the services they are receiving now with no fees? **Aknin** five years with the master fee schedule

Mayor Ruane stated it was mentioned this would be cost neutral and said there would be a huge savings in energy. **Aknin** said cost neutral from a short-term standpoint, long-term would be a net positive.

Councilmember O'Connell introduced the resolution for adoption and passed with a unanimous vote with the addition of infrastructure for solar paneling and extension of up to a year after applying for a grant for solar panels.

Councilmember O'Connell introduced the resolution authorizing the City Manager to execute a contract with Gilleran Energy Management and passed with a unanimous vote.

Mayor Ruane moved Item 11. to follow Item 10.c

11. REPORT OF COMMISSIONS, BOARDS, & COMMITTEES:

Eric Wood, Traffic and Safety Parking Committee gave the highlights of what the Committee has done over the last year and their plans for the upcoming year. He said staff is very helpful in giving them spreadsheets on what is coming up.

Councilmember Medina asked on Jenevein and Linden is there a time-line? **Public Services Fabry** said she would follow-up.

Councilmember O'Connell said this has been a delightful report and she appreciated all the hours put into it.

Mayor Ruane thanked them for their work.

d. Adopt Resolution Authorizing the City Manager to Execute a Joint Use Agreement with the San Bruno Park School District.

Community Services Supervisor Brewer gave an overview of the report and asked for questions.

Vice Mayor Ibarra said basically it is a cooperation, flat fee that stays the same for ten years? Some built in increase. It is a flat fee for the first year and then the City and district will get together for the next three years.

Councilmember Medina introduced the resolution for adoption and passed with a unanimous vote.

e. Adopt Resolution Authorizing the City Manager to Execute a Construction Contract with

Interstate Grading & Paving, Inc in the Amount of \$925,844 for the Lions Field Synthetic Turf Project, Approving a Construction Budget of \$1,236,500 Appropriating \$1,236,500 from Park In-Lieu Fees, and Authorizing \$10,200 in Additional Design Services to Verde Design, Inc. **Note: resolution subject to San Bruno School Board approving the joint use agreement at their meeting tomorrow evening.**

Public Services Director Fabry highlighted the staff report in a powerpoint presentation and asked for questions.

Vice Mayor Ibarra introduced the resolution for adoption pending approval of the joint use agreement with the San Bruno School Board and passed with a unanimous vote.

f. Adopt Resolution Approving an Art Exhibit Policy and Authorizing a Trial Art Exhibit Program.

Assistant Library Services Director Alita gave an overview of the staff report and asked for questions.

Councilmember O'Connell asked if artists would be able to note if there work was for sale? **Alita** said the City is not going to be an agent for the sale of art; however, they will give the name of the artist to someone who asked. **Community Services Director Schwartz** said during the trial period it would just be on display, maybe they would come back later on.

Councilmember O'Connell introduced the resolution for adoption and passed with a unanimous vote.

g. Adopt Resolution Authorizing the City Manager to Execute an Agreement with Bartle Wells Associates in the Amount of \$30,000 to Conduct a Water and Wastewater Rate Study and Appropriating \$20,000 from the Water and Wastewater Enterprise Funds to Cover the Cost of the Contract.

Public Services Director Fabry gave an overview of the staff report and asked for questions.

Councilmember Salazar said we should pursue the option of maintaining this in-house. He said using additional ratepayer dollars to increase rates seems wrong.

Mayor Ruane asked what an internal analysis would cost? **Fabry** said her assessment of cost would be very much the same in house vs. a consultant.

Vice Mayor Ibarra asked if the subcommittee could discuss the option of conducting in-house? **City Manager Jackson** said there has been no subcommittee review of this. She said the timeline is very short and needs to be done prior to March 13.

Councilmember O'Connell the expertise we are proposing to hire, what additional expertise will this company bring to us, that we don't already have? **Fabry** said they are setting rates in the whole Bay Area; they have the expertise, long-term financial models, more experienced, more reliable.

Mayor Ruane said he had the same concerns, he said is it push? If it costs us \$20,000 or \$30,000 internally, does it take our staff away from other things? He said there was value in having an independent look at it.

Councilmember Salazar asked how much staff time would be involved in training a consultant? **Fabry** said the department would be involved and the cost would be very close whether it was inside or outside and she felt the quality of outside consultant would be better.

Councilmember O'Connell said the end product always seems to be a 3%, 5% increase, what the public needs to know how we get to that figure. She said the process is complicated. She asked if the people would look at how we increase rates? She asked about alternate ways of setting rates. **Fabry** said it is included in the scope of their contract.

Councilmember O'Connell pointed out a \$5,000 discrepancy in the last Whereas and introduced the resolution for adoption and passed with three ayes and two noes (Salazar and Medina.)

11. REPORT OF COMMISSIONS, BOARDS, & COMMITTEES:

Receive Annual Report from the Traffic Safety and Parking Committee (moved to follow Item 10.c.)

12. COMMENTS FROM COUNCIL MEMBERS:

Mayor Ruane wished everyone a very merry Christmas and a happy holiday.

Councilmember O'Connell said on Thursday, December 15, Saturday, December 17 and Sunday, December 18 the Beautification Task Force members will be out throughout San Bruno taking pictures and that will become a slideshow presentation on Christmas weekend and New Year's weekend.

Vice Mayor Ibarra said there would be a kick-off at Cap on January 24 for Relay for Life.

13. CLOSED SESSION: None.

14. ADJOURNMENT:

Mayor Ruane closed the meeting at 9:12 p.m. The next regular City Council Meeting will be on January 10, 2012 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

Respectfully submitted for approval
at the regular City Council Meeting of
January 10, 2012

Carol Bonner, City Clerk

Jim Ruane, Mayor